




McEwan Fraser Legal
Solicitors & Estate Agents
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13 Fisher Road
BATHGATE, WEST LOTHIAN, EH48 2RB



LOCATION

BATHGATE, WEST LoTHIAN, EH48 2RB

Wester Inch Village is a sought after modern development on the edges of Bathgate. Nestled in West Lothian, five miles to the west of Livingston, Bathgate boasts a host of local amenities including shops to take care of day-to-day needs and well respected primary and secondary schools.

The property is only a short, five-minute walk to local supermarkets and fifteen minutes to Bathgate train station for easy access to Edinburgh and Glasgow. Bathgate golf course is adjacent to the estate and is easily reached by car in less than ten minutes. A quick trip to nearby Livingston Designer Outlet will provide all you need for a more extensive retail experience. Along with a generous selection of shops, you will find several restaurants, bars and an excellent cinema.

Minutes from the M8, twenty miles from Edinburgh and twenty-five miles from Glasgow, Bathgate is perfectly placed for the commuters looking to escape the city.



13 FISHER ROAD

BATHGATE, WEST LoTHIAN, EH48 2RB

McEwan Fraser Legal is delighted to present this well presented three bedroom end terrace home to the market. The property enjoys an excellent location in this popular, family-friendly, development.

The accommodation comprises of two double bedrooms, en-suite to master, a single bedroom, dining kitchen, spacious lounge, cloakroom, master bathroom and private gardens to the front and rear.

The internal accommodation is focused on the charming reception room which is naturally bright and neutrally decorated. The ample floor space on offer gives scope for a variety of different furniture configurations. The kitchen is accessed from the reception room and runs the full width of the property. The kitchen itself comprises a generous range of base and wall mounted units which offer excellent prep and storage space. Gas hob, electric oven, cooker hood, fridge freezer and dishwasher are integrated. The kitchen also has space for a dining table and French doors open onto the patio and

rear garden. There is also a separate WC by the front door.

Climbing the stairs, you find the master bedroom to the front of the house. This is a particularly generous double bedroom which comes complete with a large fitted wardrobe and ample floor space for additional free standing storage. The master also benefits from an en-suite shower room. There are two further bedrooms, a well proportioned double and a generous single. The internal accommodation is completed by the master bathroom which is partially tiled and comprised of a three-piece white suite.

For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout. Externally, the property enjoys the use of private front and rear gardens which largely laid to lawn. The rear garden is west facing enjoying direct sunlight through most of an afternoon and evening. There is allocated parking to the rear.

This is a must-see starter home and early viewing is highly recommended.



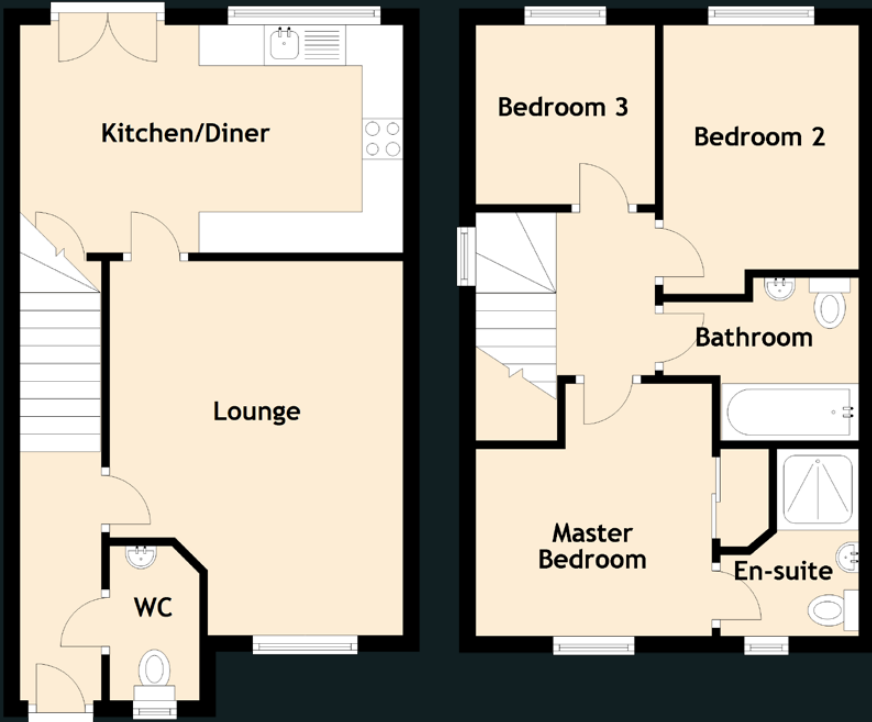
“... WELL PRESENTED THREE BEDROOM
END TERRACE HOME ...”





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

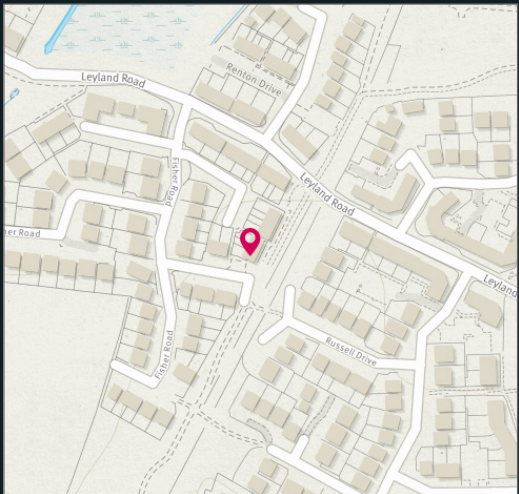


Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.60m (11'10")
Kitchen/Diner	4.70m (15'5") x 2.80m (9'2")
Bedroom 1	3.10m (10'2") x 3.10m (10'2")
En-suite	2.40m (7'10") x 2.00m (6'7")
Bedroom 2	3.30m (10'10") x 2.40m (7'10")
Bedroom 3	2.20m (7'3") x 2.20m (7'3")
Bathroom	2.40m (7'10") x 2.00m (6'7")
WC	1.73m (5'8") x 1.10m (3'7")

Gross internal floor area (m²): 74m²

EPC Rating: C





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